



ENGEL JACOBS
LONDON+HERTS



- **3 Bedroom House**
- **Located in the heart of Borehamwood**
- **Outhouse with additional Office/Bedroom, Living & Shower Room**
- **South Side of Borehamwood**
- **Decorated to a superb standard**
- **Close to Elstree & Borehamwood station, schools, shops and local amenities**



Burghley Avenue
Borehamwood

£765,000
Freehold

Entrance Porch 6' 0" x 4' 0" (1.83m x 1.22m)

Living Room 19' 0" x 12' 0" (5.79m x 3.65m)

Parquet flooring, spotlights, radiator, double glazed windows to front aspect, fully fitted shelving unit, bespoke downstairs storage.

Kitchen/Diner 19' 0" x 9' 0" (5.79m x 2.74m)

MOSA porcelain tiled flooring, fully fitted units both wall mounted and base, ample work surface area, wash basin with Quooker hot tap, Lamona integrated fridge, Lamona integrated freezer, Bosch induction hob and oven with Lamona cooker hood, integrated Bosch microwave, integrated Bosch dishwasher, floating breakfast bar, storage cupboard housing meters, radiator, spotlights, double glazed windows and French doors to rear aspect.

Utility room 5' 0" x 15' 0" (1.52m x 4.57m)

Space for multiple white goods, boiler, spotlights.

Bedroom 1 11' 0" x 11' 0" (3.35m x 3.35m)

Engineered oak timber flooring, fully fitted open-concept wardrobe, fitted side lights, radiator, double glazed windows to front aspect.

Bedroom 2 10' 0" x 10' 0" (3.05m x 3.05m)

Engineered oak timber flooring, fully fitted storage units, radiator, double glazed windows to rear aspect.

Bedroom 3 8' 0" x 8' 0" (2.44m x 2.44m)

Engineered oak timber flooring, fully fitted bed base and shelving units, radiator, double glazed windows to front aspect.

Family Bathroom 9' 0" x 5' 0" (2.74m x 1.52m)

MOSA porcelain tiled flooring, fully tiled walls, low level WC, fitted wash basin with mixer tap and storage drawers, mirrored medicine cabinet, bath with overhead shower, heated towel rail, spotlights, double glazed obscured windows to rear aspect.

Rear Garden

Large decked area, decked pathway leading to Outhouse, laid to lawn.

Outhouse Office 10' 0" x 22' 0" (3.05m x 6.70m)

Polished concrete flooring with underfloor heating, skylights (one opening), fully fitted units, Siemens integrated Fridge/freezer, Siemens induction hob, wash basin with Quooker hot tap, double glazed sliding doors to garden.

Outhouse Living Room 7' 0" x 11' 0" (2.13m x 3.35m)

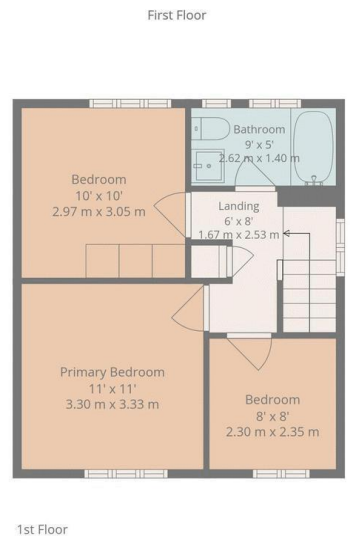
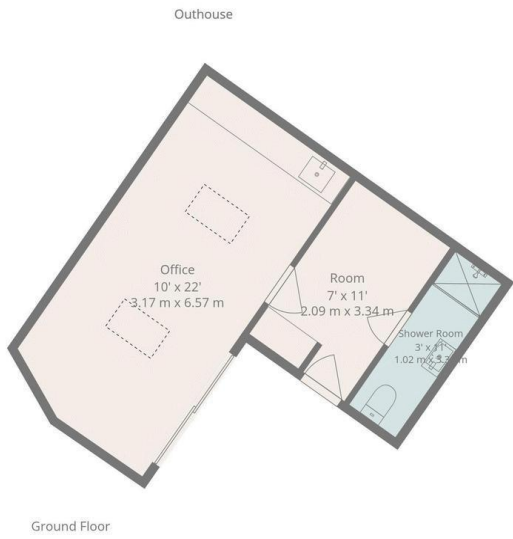
Polished concrete flooring with underfloor heating, skylight, fitted drawers and hanging space, double glazed door to garden.

Outhouse Shower Room 3' 0" x 11' 0" (0.91m x 3.35m)

Polished concrete flooring with underfloor heating, skylight, MOSA porcelain tiled walls, shower cubicle with overhead rain shower, wall mounted wash basin with mixer tap, low level WC, fitted storage cupboard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL: 1255 sq. ft, 117 m2
GROUND FLOOR: 858 sq. ft, 80 m2, 1ST FLOOR: 397 sq. ft, 37 m2
EXCLUDED AREAS: WALLS: 138 sq. ft, 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



MONEY LAUNDERING REGULATIONS 2003
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.